

COCKBURN
ESTATE AND LETTINGS AGENTS

Molescroft

SE9 3JU



Set in a prime location and boasting over 1409 sq ft of space, Cockburn are excited to present to the market this wonderful example of a family home, located in the ever-popular area of New Eltham.

Having been extended to offer ample space throughout, Molescroft has been meticulously designed and would be ideal for growing families. The ground floor comprises reception room, a further large through reception/dining room, kitchen, office space, bathroom, and double bedroom with its own en-suite. Leading upstairs to the first floor, you will find a further three bedrooms, all well-proportioned in size, alongside a family bathroom. Off street parking to the front completes the property, with ample space for at least two vehicles.

The real star of the show, to the rear is a charming well maintained-garden, which is mostly lawned green and is a real sun-trap – the perfect space for entertaining guests or for children's activities. There is a fully functioning outbuilding, which is currently used as a study and doubles up as a guest house with its own en-suite shower-room.

Located perfectly for local amenities, Molescroft is set just 0.5 miles from New Eltham village, with its array of shops, leisure facilities and open green spaces. New Eltham mainline station offers multiple trains throughout the day into the city & beyond, ideal for those needing to commute, as well as excellent bus links keeping you connected with Eltham, Chislehurst & Sidcup. Families will appreciate the close proximity to some of the boroughs most highly-regarded schools & nurseries, offering superb education for little ones.

Houses of this size and calibre located in such a sought after location are very popular, contact Cockburn today to arrange your viewing!



Key Features:

- ❑ Extended Four Bedroom Family Home
- ❑ Three Bathrooms
- ❑ Out-Building With Bedroom & Office Space
- ❑ Large Garden To Rear
- ❑ Off Street Parking For Multiple Vehicles
- ❑ Within Easy Reach Of New Eltham Mainline Station & Bus Links
- ❑ Walking Distance Of Local Shops, Leisure Facilities & Amenities
- ❑ Close Proximity To Highly Regarded Schools & Nurseries
- ❑ Ideal For Growing Families
- ❑ Council Tax Band E - Royal Borough Of Greenwich



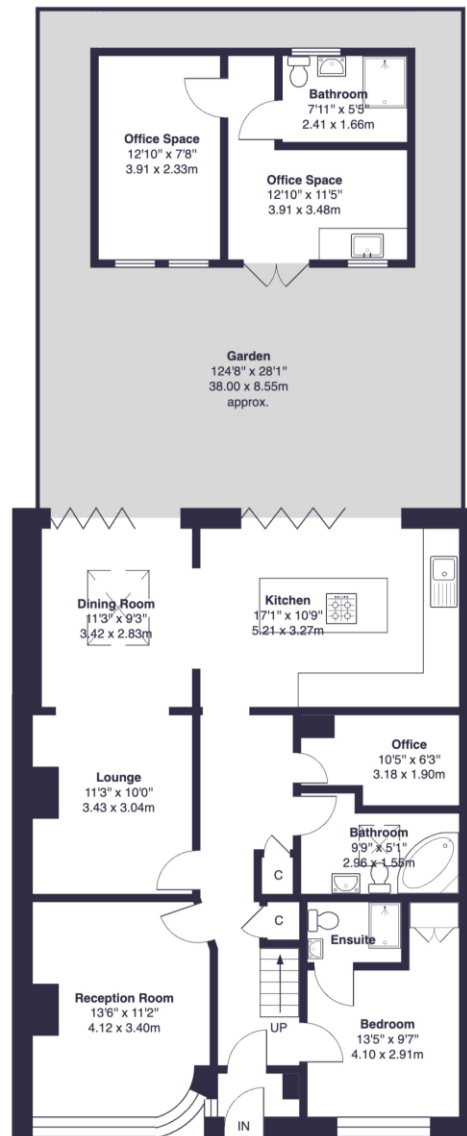


Molescroft, SE9

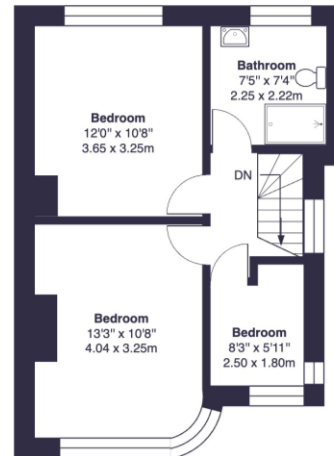
Approximate Gross Internal Area = 1409 sq ft / 130.9 sq m

Garden House Area = 248 sq ft / 23.0 sq m

Approximate Total Area = 1657 sq ft / 153.9 sq m



Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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EPC: D

COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



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